

*The following matters were known at agenda deadline.
Other matters may arise thereafter that need timely consideration or reaction.*

AGENDA

CLINTON TOWNSHIP PLANNING BOARD

www.clintontwpnj.com

March 5, 2018

7:00PM

PUBLIC SAFETY BUILDING

1370 Route 31N

Annandale, NJ 08801

A. CALL TO ORDER

B. FLAG SALUTE

C. PUBLIC NOTICE

This is the March 5, 2018 public meeting of the Planning Board of the Township of Clinton, County of Hunterdon and State of New Jersey. Adequate notice of this meeting has been given in accordance with the Open Public Meetings Act in that an Annual Notice was published in the Hunterdon County Democrat and the notice of and agenda for this meeting was posted on the bulletin boards in the Municipal Building and faxed to the Hunterdon County Democrat, the Express Times, the Courier News, the Hunterdon Review, and the Star Ledger no later than the Friday prior to the meeting.

D. ROLL CALL

Butcher Scheick Higgins Kilduff Kleinhans McTiernan Pfeffer
 Mardini Cimei

E. MEETING MINUTES

- 1) September 19, 2016
- 2) October 17, 2016

F. RESOLUTIONS (*Distributed by Jonathan Drill via email*)

- 1) T-MOBILE NORTHEAST LLC
Block 4.03, Lot 36.01
1130 Route 22 West
Application No. PB-2017-11
Resolution No. 2018-02

Resolution memorializing Waiver of Site Plan approval to allow addition of two new antenna sectors with two antennas and amplifiers located on each sector on an existing monopole with related accessory equipment upgrade.

Eligible Members: *Butcher, Cimei, Higgins, Kleinhans, Kilduff & Mardini.*

2) HUNTERDON PREPARATORY SCHOOL

Block 13, Lot 3

11 Spencer Lane

Application No. PB-2017-07

Resolution No. 2018-03

Resolution memorializing Waiver of Site Plan Approval and “c(2)” Variances to allow construction of paver patio at the southwest corner of the existing building and a second paver patio and gazebo at the northwest corner of the building

Eligible Members: *Butcher, Higgins, Kleinhans, McTiernan, Pfeffer, Scheick & Cimei*

G. NEW BUSINESS

- 1) Approval of Vouchers

H. PUBLIC HEARING

1) BEAVER BROOK URBAN RENEWAL ASSOCIATES, LLC

Willows at Annandale Village

Block 60.03, Lot 26

Beaver Avenue (CR-626) & Austin Hill Road

This application was carried from February 21, 2018 without need for further notice.

Applicant is seeking Amended Preliminary Site Plan Approval and initial Final Site Plan Approval to construct a residential development consisting of six (6) residential buildings containing sixty-six (66) affordable multi-family units together with associated common and amenity space, an outdoor play area, parking spaces and related improvements. The Applicant is proposing to construct thirteen (13) one-bedroom units, thirty-six (36) two-bedroom units and seventeen (17) three-bedroom units to be distributed among the six (6) residential buildings. The Applicant is further proposing to reuse the existing historic main house structure as a community building. The Applicant is also seeking various “c” variances.

H. COMMUNICATIONS

- 1) Updated Report from Cathy Marcelli, Board Engineering Expert re: Beaver Brook Urban Renewal Associates, LLC
- 2) Updated Report from Brian Bosenberg, Board Landscape Expert re: Beaver Brook Urban Renewal Associates, LLC
- 3) Updated Report from Jeffrey Keller, Board Environmental Expert re: Beaver Brook Urban Renewal Associates, LLC

- 4) Updated Report from Matt Mulhall, Board Geology and Hydrogeology Expert re: Beaver Brook Urban Renewal Associates, LLC

G. REPORTS

- 1) Report from Council
- 2) Report from Ordinance Subcommittee
- 3) Report from Open Space
- 4) Report from Environmental Commission

H. ADJOURN